

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 13

February 20, 1997

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 97-14 - REGENCY PARK ADDITION

OWNER/APPLICANT: Ritchie Associates, Inc.
8100 E 22nd Street North, #1000, Wichita, KS 67226; 684-7300
Mid Kansas Engineering Consultants, Inc.
411 North Webb Road, Wichita, KS 67206; 684-9600

SURVEYOR/ENGINEER: Mid Kansas Engineering Consultants, Inc.
411 North Webb Road, Wichita, KS 67206; 684-9600

LOCATION: South of 29th Street North and West of Greenwich

SITE SIZE: 158.09 Acres

NUMBER OF LOTS

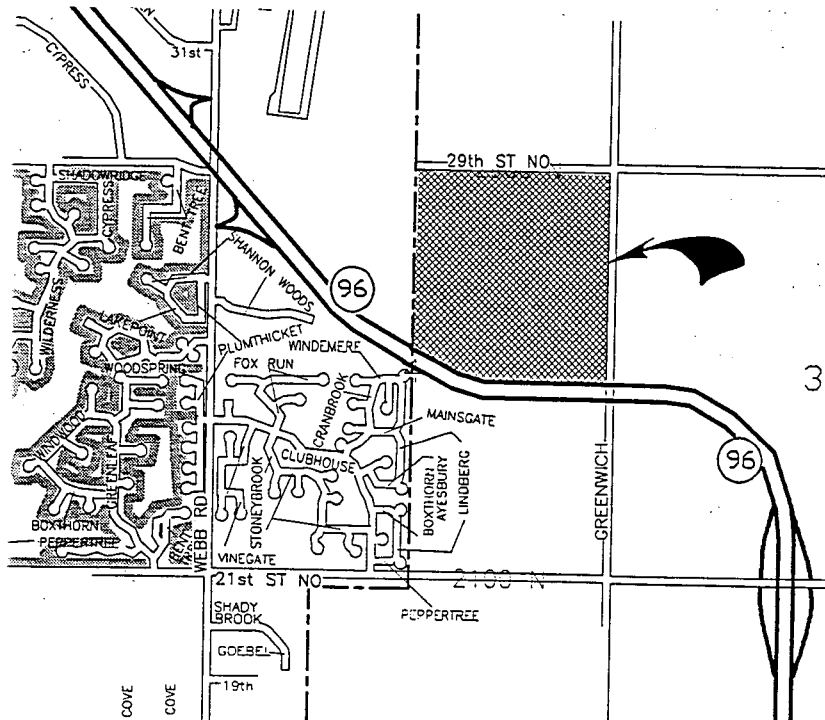
Residential:
Office:
Commercial:
Industrial: 47
Total: 47

MINIMUM LOT AREA: 47,250 square feet

CURRENT ZONING: "SF-20"

PROPOSED ZONING: "LI" (SCZ-0734)

VICINITY MAP:



NOTE: This site is being reviewed for a zone change (SCZ-0734) to "LI" zoning for the entirety of the site. However, at the time of the preliminary plat review, the zone case had not yet been considered by the MAPC (scheduled for 2/13/97, MAPC hearing). This site is also adjacent to Wichita's City limits and annexation will be required. At this time City and/or County facilities needed to serve such a development are not directly available. Further, the City sewer service and water line facilities nearest to this site, are at this time limited in their ability to serve any additional development.

STAFF COMMENTS:

- A. Approval of this plat will be subject to approval of the associated zone change (SCZ-0734) and any relevant conditions of such an approval. The final plat shall not be submitted until the zoning approval has been completed through the County and the final plat shall depict as necessary any conditions of zone case approval.
- B. Prior to this plat being scheduled for City Council review, the applicant shall have requested annexation to Wichita.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted. This guarantee shall provide for any needed off-site extension and/or associated improvements.
- D. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. As was indicated by the applicant in the zone change case, development of this site is not actually expected to be purely, if at all, industrial. Rather, retailing, offices, hotels, funeral homes, medical services and so forth are anticipated. Consequently, as required by the sidewalk ordinance, sidewalks shall be provided on both sides of all of this plat's interior streets.
- E. The applicant shall guarantee the paving of the proposed interior streets.
- F. The applicant shall guarantee any drainage improvements required by the platting of this property.
- G. The applicant shall guarantee construction of the storm sewers required by this plat.
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- I. Since the large lot 1, Block 1 is intended for recreational facilities (soccer fields) and should not be expected to develop for industrial or other such uses, on the final plat, this area shall be platted as a reserve with the plat's text specifically limiting the reserve to recreational, open spaces, soccer field, etc. type uses.
- J. As is being recommended in the Planning Department's review of the zone change, a means of access from the bike and hike facility along K-96 and the proposed soccer facility needs to be provided. In order to determine where and how such a connection can be made, the applicant shall meet with Planning Department Land Use staff (Ray Ontiveros) before submittal of a final plat. As necessary, the final plat shall provide for such an access connection (e.g. reserve along plat's south and west line between Reserve A and soccer field site).

- K. The final plat shall state in the plattor's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- L. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities. If Reserve A is being dedicated to the City for an interchange, this shall also be noted in the plattor's text. Also, ownership and maintenance responsibilities for the soccer field area will need to be established.
- M. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- N. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- O. In regard to street names, on the final plat, the following changes shall be made:
 - 1. Drive shall be deleted from the street name Regency Park. The Subdivision Regulations reserves the suffix drive for access or frontage type streets such as "Kellogg Drive".
 - 2. In order to indicate distinct breaks in street names along continuous type streets; the street name for Regency Park shall also be shown as starting at the south lot line of lot 3, block 2 and 26th Street North as extending from the northwest corner of lot 18, block 2, out to Greenwich Road.
 - 3. City Fire Department staff needs to indicate if any other street name changes need to be considered; e.g., 27th Street North Circle versus Greenwich Court.
- P. Based on the platting binder, the applicant is advised that all property taxes need to be paid before the plat will be accepted for recording.
- Q. On the final plat, the northwest and southeast corner tie points shall be more clearly labeled respectively as northwest corner of the northeast 1/4, etc. and the southeast corner of the northeast 1/4, etc.
- R. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)

- S. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).
- T. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- U. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- V. Prior to or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- W. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- X. The representatives from City and/or County Engineering should be prepared to comment on the status of the applicant's drainage concept.

STAFF REPORT

(Final Plat, Preliminary Plat-Approved 2/20/97)

CASE NUMBER: S/D 97-14 - REGENCY PARK ADDITION

OWNER/APPLICANT: Ritchie Associates, Inc.
8100 E 22nd Street North, #1000, Wichita, KS 67226; 684-7300
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SURVEYOR/ENGINEER: Mid Kansas Engineering Consultants, Inc.
411 North Webb Road, Wichita, KS 67206; 684-9600

LOCATION: South of 29th Street North and West of Greenwich

SITE SIZE: 111.22 Acres

NUMBER OF LOTS

Residential:	
Office:	
Commercial:	
Industrial:	46
Total:	46

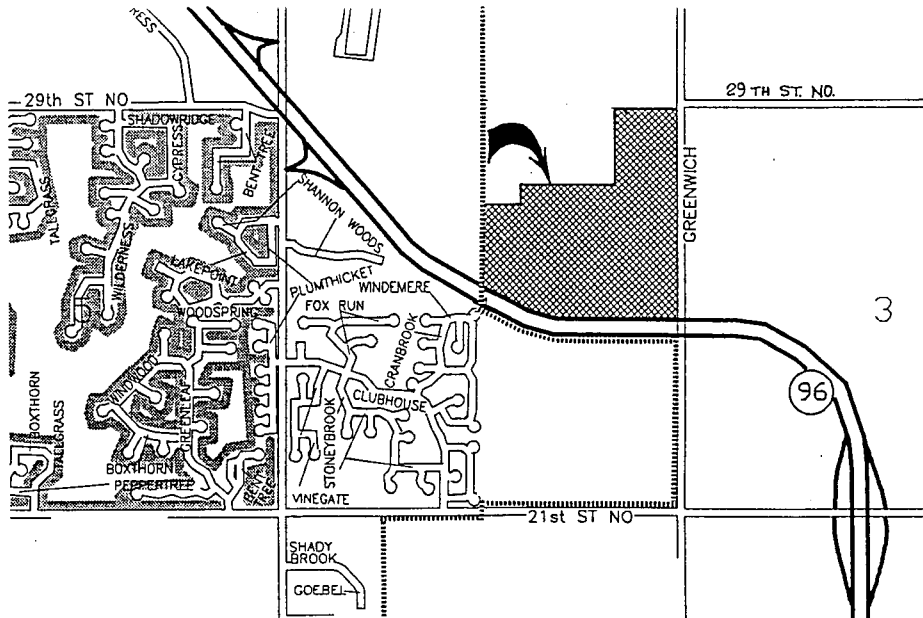
MINIMUM LOT AREA: 47,250 square feet

CURRENT ZONING: "SF-20"

PROPOSED ZONING: Per (SCZ-0734)-"LI" Limited Industrial with a "PO" Protective Overlay District approved by BOCC subject to final plat.

ANNEXATION: WCC 1st reading April 8th, 2nd reading April 15th, publish and effective April 18th.

VICINITY MAP:



NOTE: The zoning on this property was approved by the BOCC on March 26, 1997. It will rezone all of the quarter section as "LI" Limited Industrial with a "PO" Protective Overlay District that attaches many special conditions on the final plat. Further, the rezoning is subject to platting of all the land within one (1) year and the land is in the process of being annexed to the City of Wichita.

The preliminary plat of the entire property was approved on February 20, 1997, by the S/D Committee and by MAPC on February 27, 1997. This submittal covers all of the land proposed to be developed industrially, but excludes the 46 plus (+) acres proposed as a soccer field complex.

Staff recommends **APPROVAL** of the final plat subject to the following requirements:

- A. As required by the "PO" zoning, the final plat tracing shall show a 20-foot Public Access Easement along the west side of the Greenwich Road right-of-way connecting the K-96 Expressway Bike Trail with the tract to be used as an entrance to the soccer field complex.
- B. The applicant shall guarantee the construction of an eight (8) foot wide hike/bike trail from the north side of the property to the existing hike/bike trail on the south side of K-96 Expressway.
- C. The final plat tracing shall show building setback lines in conformance with the "PO" zoning requirement (50 feet on all street frontages, 15 feet on interior side lot lines, 10 feet on all rear lot lines).
- D. The platter's text shall be revised on the final plat tracing to correct lot designations regarding access control to Greenwich Road and shall be amended to state that the access controls are being dedicated to the City of Wichita.
- E. The representatives from City Engineering should be prepared to comment on the status of the applicant's drainage concept.
- F. For those reserves and easements being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- G. The applicant shall guarantee any drainage improvements required by the platting of this property.
- H. The applicant shall guarantee construction of the storm sewers required by this plat.
- I. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- J. The applicant shall guarantee the paving of the proposed interior streets.
- K. The applicant shall guarantee the extension of City water to serve the lots being platted.

- L. The building pad elevation table shall be prepared for all the lots being platted and not just those in Block 1.
- M. As required by the sidewalk ordinance, sidewalks shall be provided on both sides of all the plats's interior streets.
- N. The final plat shall state in the platter's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- O. The Fire Department should be prepared to address the proposed street names; especially whether Regency Park Street is acceptable as proposed.
- P. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Q. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- R. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- S. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.

Regency Park

**

AREA BEARINGS 38*SECTION 4, TOWNSHIP 27 SOUTH, RANGE 2 EAST, BOUNDARY
 AREA = 7139914.4537 (ACRES = 163.9099)

POINT	BEARING	DISTANCE	NORTH COORDINATE	EAST COORDINATE
5			12565.1660	11254.3970
	N 89 07 13.387 E	2668.9775		
179			12606.1390	13923.0600
	S 00 32 56.045 E	2680.9000		
183			9925.3620	13948.7430
	S 89 02 25.100 W	2653.9479		
10			9880.9109	11295.1674
	N 00 52 12.655 W	2684.5647		
5			12565.1660	11254.3970

REA BEARINGS 11*FINAL PLAT BOUNDARY
 AREA = 6594943.7290 (ACRES = 151.3991)

POINT	BEARING	DISTANCE	NORTH COORDINATE	EAST COORDINATE
5			12565.1660	11254.3970
	N 89 07 13.387 E	1787.1638		
190			12592.6018	13041.3502
	N 40 35 07.189 E	80.0626		
542			12653.4043	13093.4373
	N 89 07 13.387 E	778.0852		
586			12665.3491	13871.4308
	S 01 33 38.963 E	60.0000		
172			12605.3714	13873.0651
	S 00 32 56.045 E	2256.8738		
188			10348.6012	13894.6859
	N 90 00 00.000 W	310.2238		
148			10348.6012	13584.4621
	S 74 44 44.681 W	316.1810		
120			10265.4130	13279.4209
	S 54 10 50.560 W	614.4750		
84			9905.8034	12781.1635
	S 89 02 25.100 W	603.0441		
61			9895.7030	12178.2040
	N 75 05 19.103 W	621.7794		
12			10055.7020	11577.3630
	N 23 12 19.729 E	2754.7900(RADIAL)		
72		CURVE CENTER	12587.6230	12662.8324

9 S 29 52 56.838 W 2754.7900(RADIAL) 10199.0841 11290.3347
 5 N 00 52 12.655 W 2366.3548 12565.1660 11254.3970

CIRCULAR CURVE 12 72 9 R
 CENTRAL ANGLE = 6 40 37.109
 CHORD DIRECTION = N 63 27 21.716 W
 RADIUS = 2754.7900
 LENGTH = 321.0300
 TANGENT = 160.6969
 CHORD = 320.8484
 EXTERNAL = 4.6830
 MIDDLE ORDINATE = 4.6751

12*LOT 1-1

AREA = 209202.8628 (ACRES = 4.8026)

POINT	BEARING	DISTANCE	NORTH COORDINATE	EAST COORDINATE
536	S 90 00 00.000 E	822.6102	12511.8673	13041.3502
582	S 00 32 56.045 E	250.0000	12511.8673	13863.9604
583	S 89 27 03.955 W	825.0431	12261.8788	13866.3554
533	N 00 00 00.000 E	257.8924	12253.9749	13041.3502
536			12511.8673	13041.3502

3*LOT 2-1

AREA = 48100.0000 (ACRES = 1.1042)

POINT	BEARING	DISTANCE	NORTH COORDINATE	EAST COORDINATE
573	N 89 27 03.955 E	185.0000	12260.1065	13681.3639
583	S 00 32 56.045 E	260.0000	12261.8788	13866.3554
584	S 89 27 03.955 W	185.0000	12001.8907	13868.8462
574	N 00 32 56.045 W	260.0000	12000.1184	13683.8547
573			12260.1065	13681.3639



CITY OF WICHITA

Wichita Airport Authority

JAN 29, 2003

FACSIMILE TRANSMITTAL

TO: Cathy Holdeman, Steve Lackey

FAX#: _____

SUBJECT: JABARA SAFETY ISSUE

FROM: BAILIS

DATE: 1/29/03

PAGES: 2 including this coversheet.

COMMENTS: _____

PLEASE REVIEW AND ADVISE WHETHER

WE STILL NEED TO MEET AT 1:30 TODAY.

Thanks,

Bailis

AIRPORT ADMINISTRATION
 2173 AIR CARGO RD (67209)
 P.O. BOX 9130
 WICHITA, KS 67277-0130

PHONE: 316-946-4700
 FAX: 316-946-4793
 WEB SITE: www.flywichita.org

FILE COPY



U.S. Department
Of Transportation

Federal Aviation
Administration

Central Region
Iowa, Kansas
Missouri, Nebraska

901 Locust
Kansas City, Missouri 64106-2325

April 9, 2001

Mr. John Oswald, P.E.
Director of Engineering and Planning
P.O. Box 9130
Wichita, KS 67277-0130

Dear Mr. Oswald:

Colonel James Jabara Airport
Wichita, Kansas
Storm Water Detention

This is in response to your letter dated March 30, 2001, concerning the drainage plan for a development adjacent to the Jabara airport. This drainage plan identifies retention ponds to be constructed on airport property. We oppose the construction of any ponding or pools of water on an airport due to the potential of them becoming a wildlife attractant. We consider these ponds to be a non compatible land use.

According to Advisory Circular (AC) 150/5200-33, Hazardous Wildlife Attractants on or Near Airport, paragraph 1-3, Siting Criteria for any of the wildlife attractants mentioned in the AC is "The distance between an airport's aircraft movement areas, loading ramps, or aircraft parking areas and the wildlife attractant should be as follows: b. Airports serving turbine-powered aircraft. A distance of 10,000 feet is recommended."

Also, the city is obligated as part of their past grant assurances to protect the airport from non compatible land uses. According to grant assurance number 21, Compatible Land Use. "It will take appropriate action, including the adoption of zoning laws, to the extent reasonable, to restrict the use of land adjacent to or in the immediate vicinity of the airport to activities and purposes compatible with normal airport operations, including landing and takeoff of aircraft."

If you have any other questions, please contact me at (816) 329-2636.

Sincerely,

Joyce L. Coates
Airport Planning Engineer

APR 13 2001

MKEC ENGINEERING CONSULTANTS, INC.

Kansas City Oklahoma City Wichita



RECEIVED

NOV 29 2005

CITY - ENGINEERING

November 28, 2005

Mr. Benny Tarverdi, P.E., Metro Engineer
Kansas Department of Transportation
3200 East 45th Street North
Wichita, Kansas 67220-1432

Re: Site Drainage to K-96 Highway, East of Greenwich and North of K-96 Highway

Dear Mr. Tarverdi:

This is written to provide information to the Kansas Department of Transportation (KDOT) regarding drainage runoff flows into K-96 Highway right-of-way from the general area north and east of the K-96 and Greenwich Road interchange area. As you may know, MKEC Engineering Consultants, Inc. is employed to assist in the platting of properties located in the general vicinity of 29th Street North and Greenwich Road. A plat called Greenwich Business Center Addition has been submitted to the City for review and approval. As a part of the platting process, MKEC has analyzed the drainage patterns in this area. A copy of the MKEC drainage report is enclosed.

MKEC has calculated flow rates utilizing currently accepted models and methods of analysis. It is MKEC's professional opinion that expected flow rates under current, undeveloped conditions are substantially higher than flow rates used by KDOT during the design of this section of K-96.

The Greenwich Business Center Addition drainage analysis and report identifies three drainage sub-basins that have been identified as West, East and Northeast.

The **Northeast** sub-basin drains towards the north and east, away from K-96. This sub-basin will have detention ponds with outlets that flow north and east. This sub-basin should have no effect on the drainage areas that drain to K-96.

The **West** sub-basin currently drains to 2 – 6' x 3' RCB structures under K-96, approximately 300' east of Greenwich Road. Under current undeveloped conditions, MKEC has calculated a flow rate under a 100-year storm runoff event of 979 cfs, vs. a KDOT design flow rate of 232 cfs. KDOT's design Head Water elevation was at City Datum elevation 182.5'. MKEC has calculated the Head Water elevation to be in the 183'-184' range, at which point runoff water would flow west along the north side of K-96 to Greenwich Road. As the West sub-basin develops, the additional flow will be attenuated on site such that the expected 100-year flow rate will be reduced to 230 cfs, which can be accommodated through the existing RCB structure.

Providing Professional Service Since 1982

4111 NORTH WEBB ROAD WICHITA, KS 67206 T 316.684.9600 F 316.684.5100

Mr. Benny Tarverdi, P.E.
November 28, 2005


Page 2

The **East** sub-basin currently drains to 2 – 48" pipes under K-96, approximately 2,500' southeast of Greenwich Road. MKEC has calculated a 100-year flow rate of this basin at 508 cfs vs. a KDOT design flow rate of 156 cfs. The highway and natural topography near the 48" pipes currently acts as a natural detention basin. Existing runoff currently ponds upstream from the pipes, reducing the expected flow rate to and through the pipes to 215 cfs. This higher flow rate has been accommodated by the existing pipes under the current head condition. When this sub-basin is developed and proposed drainage improvements are installed per the drainage plan, the expected runoff flow rate is 230 cfs. MKEC has recalculated the capacity of the 48" pipes under this condition as well and has determined that the pipes have the capacity to carry the expected flow rate of 230 cfs and not cause interference with the highway.

If you have any questions or want to meet to discuss this matter, please contact me.

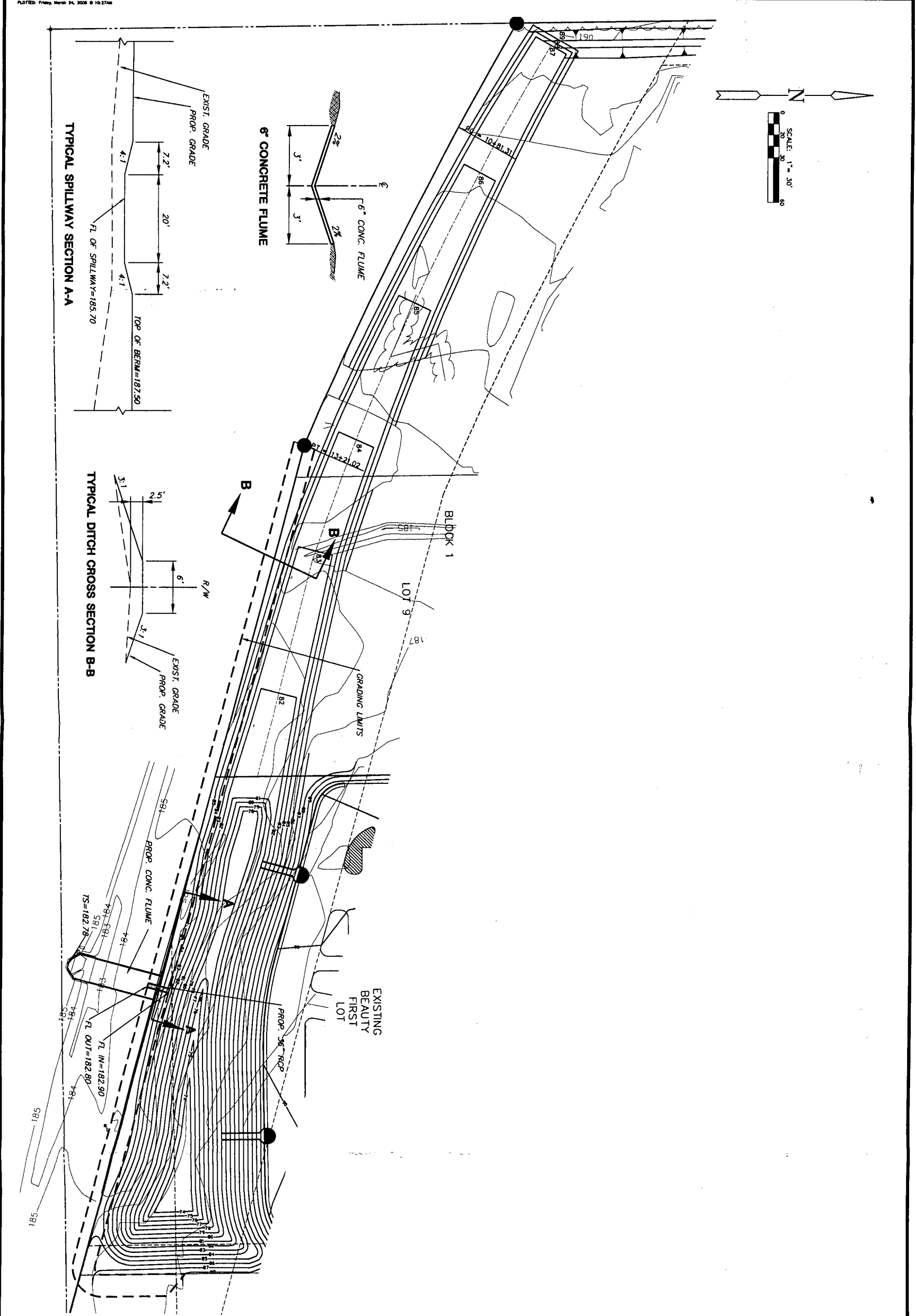
Sincerely,

MKEC ENGINEERING CONSULTANTS, INC.



Greg Allison, P.E.

Cc: Scott Lindebak, COW



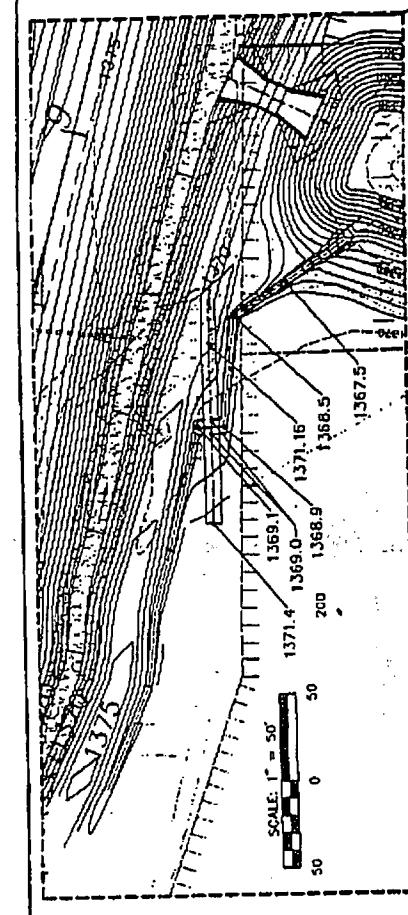
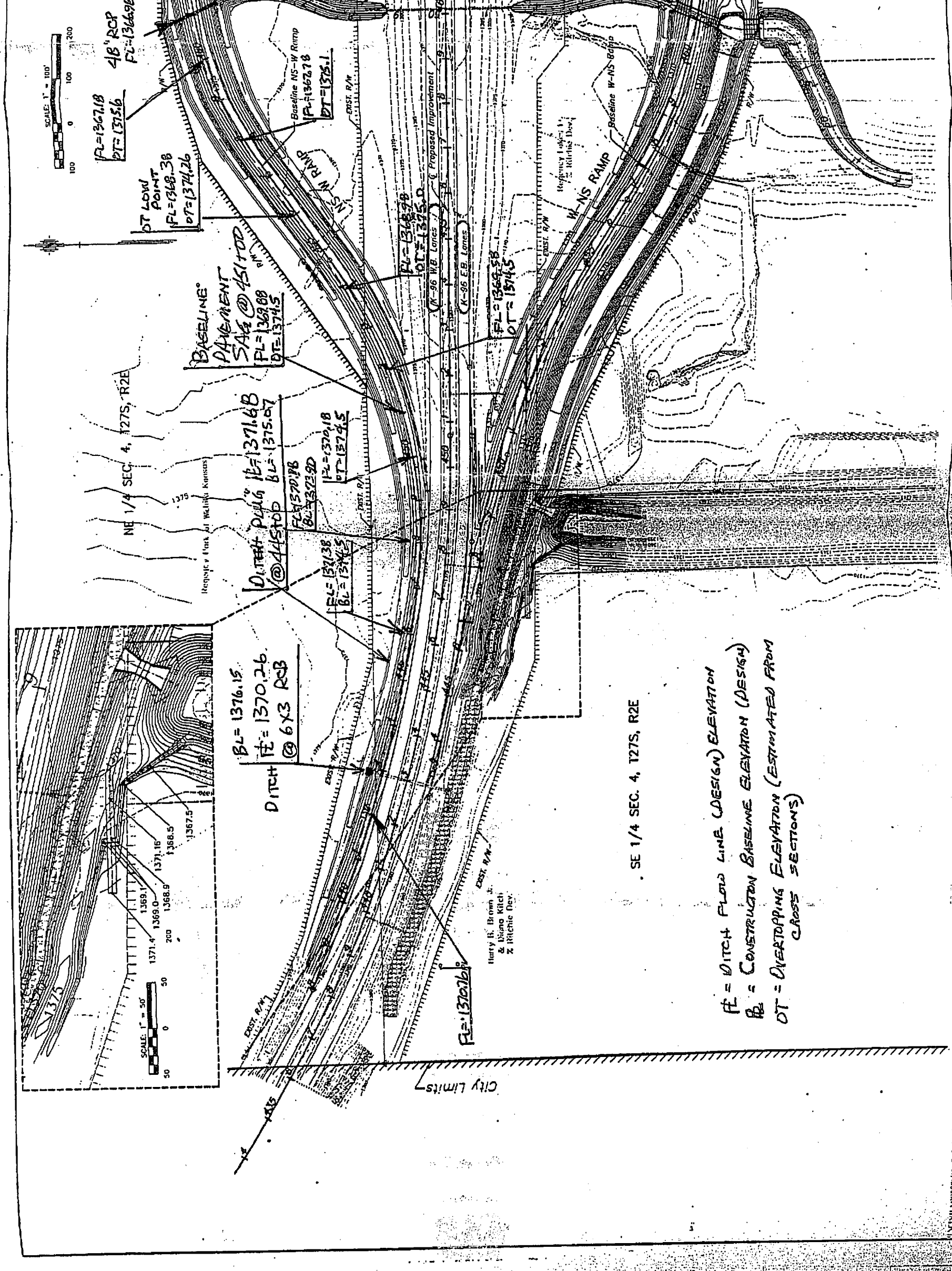
K-96 DITCH REGENCY PARK	PRELIMINARY NOT FOR CONSTRUCTION	MKEC ENGINEERING CONSULTANTS, INC. 4111 N. WHEEL ROAD WICHITA, KS 67226 P.O. BOX 22000 WICHITA, KS 67228
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PROJECT NO. 1 of 1	DATE MARCH 2005	DESIGNED BY DM	CHECKED BY GA	DRAWN BY SJS	SCALE AS SHOWN
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DATE: Friday, March 25, 2005 9:52:28 AM

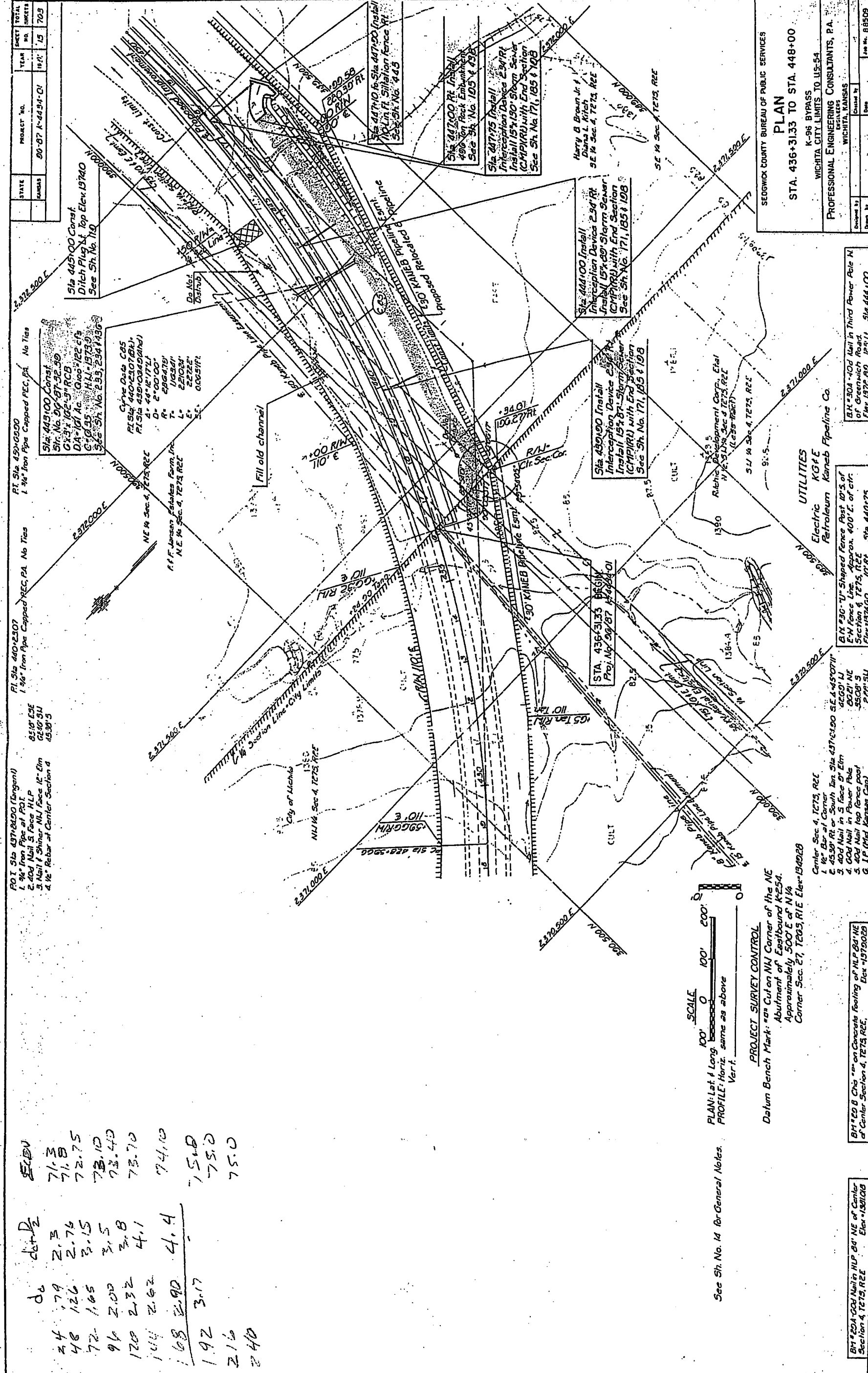
STATE	PROJECT NO.	YEAR	SHEET NO.	TOTAL SHEETS
KANSAS	175 (613-835)	1999	11	153

KANSAS DEPARTMENT OF TRANSPORTATION
 CONTOUR MAP
 K-96 & GREENWICH INTERCHANGE
 PROJECT NO. 175 (613-835) SEDGWICK CO.
 MOBILE-KANSAS ENGINEERING CONSULTANTS, INC.
 MOBILE, KANSAS



PL = DITCH FLOW LINE (DESIGN) ELEVATION
 BL = CONSTRUCTION BASELINE ELEVATION (DESIGN)
 DT = OVERLAPPING ELEVATION (ESTIMATED FROM CROSS SECTIONS)

SE 1/4 SEC. 4, T27S, R2E



Sta.	Ch. D.	EL. BV
2+00	2.74	71.3
2+10	2.76	71.8
2+20	3.15	72.75
2+30	3.5	73.10
2+40	4.1	73.70
2+50	4.4	74.10
2+60	-	75.0
2+70	-	75.0
2+80	-	75.0

See Sh. No. 14 for General Notes.
 SCALE: 1" = 100'
 PLAN: 1" = 100'
 PROFILE: Same as above
 Vert.

PROJECT SURVEY CONTROL
 Datum Bench Mark: "a" on Corner of the NE
 Abutment of Eastbound R254.
 Approximately 500' E of N 1/4
 Corner, Sec. 27, T203 R1E, Elevation 1049.28

CENTER LINE OF ROAD: 10' from P.O.T. (beginning)
 1. 1/4" from P.O.T. (beginning)
 2. 40' from P.O.T. (beginning)
 3. 1/4" from P.O.T. (beginning)
 4. 1/4" from P.O.T. (beginning)

STA. 436-3133 TO STA. 448+00
 SEEDWICK COUNTY BUREAU OF PUBLIC SERVICES
 PLAN
 WISCONSIN CITY LIMITS TO US-54
 PROFESSIONAL ENGINEERS CONSULTANTS, P.A.
 WISCONSIN CITY, WISCONSIN

STA. 436-3133 TO STA. 448+00
 CENTER LINE OF ROAD: 10' from P.O.T. (beginning)
 1. 1/4" from P.O.T. (beginning)
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